

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Totease Mews, Buxted, TN22 4AF

- ▼ Impressive Mews House
- ▼ 2 Bedrooms, 2 Bathrooms
- ▼ Private Courtyard
- ▼ Sought After Location
- ▼ Modern Kitchen & Bathroom
- ▼ NO ONWARD CHAIN



EPC RATING

Current:
77 | C

Potential:
88 | B

Guide Price:
£450,000 - £475,000



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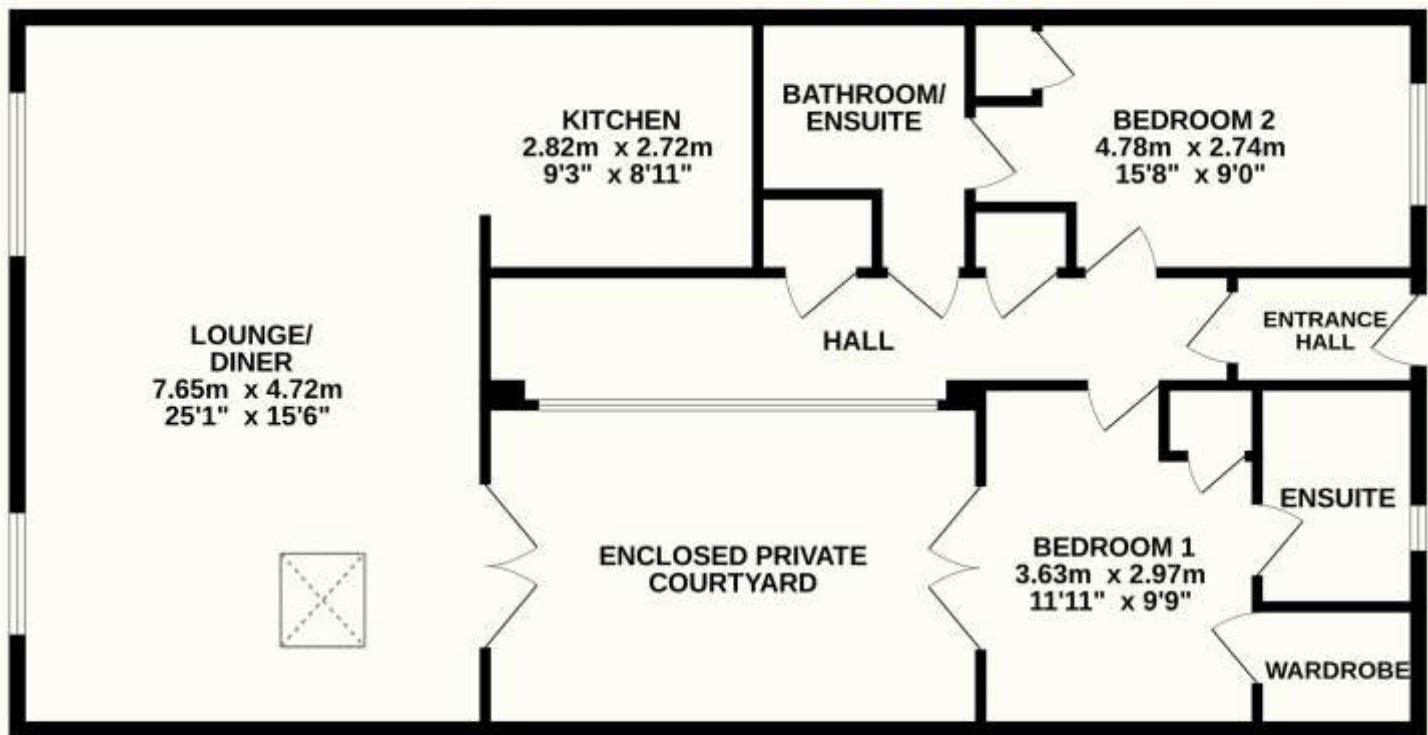
Set in a quiet position along Church Road, opposite the beautiful St Mary's Church, this home offers the best of village living. Just a minute's walk to countryside trails and a handy village shop, and only a few minutes to two local pubs and Buxted train station, with regular links to London Bridge and nearby Uckfield. Inside, the cottage impresses with a bright, open-plan living space featuring a vaulted ceiling, skylight, and large picture windows that flood the home with natural light. The living area wraps around a completely private central courtyard, perfect for embracing indoor-outdoor living. Slide open the doors from the lounge or master bedroom to enjoy a quiet morning coffee or a relaxed al fresco lunch. The property boasts two spacious double bedrooms, both with en-suite bathrooms—one with Jack and Jill access from the hall. The modern kitchen is well-equipped with recently installed integrated appliances including a double oven, induction hob, extractor, microwave, washer-dryer, dishwasher, and fridge/freezer. A skylight adds extra brightness, and a new gas boiler was fitted in 2023. The kitchen flows into a dining area ideal for entertaining, which in turn leads to the cosy lounge complete with a feature fireplace. Additional benefits include two allocated parking spaces, a private shed within the communal grounds, loft storage, and a property alarm system.

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TOTAL FLOOR AREA: 115.0 sq.m. (1238 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: £900 per year

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Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.